

COUNCIL ON HOUSING
Public Session
Buena Vista Conference Center
New Castle, Delaware
November 12, 2009

Action Items

- Marrows Court Funding Request.
- Hope House I Funding Request.
- RC&D (FY10) Grant Request.
- Step-Up (FY10) Grant Request.

Presentations

- Delaware Housing Coalition.

Motions

- Approval of October 14, 2009 Minutes.

Important Dates

- November 23, 2009 – HDF Application Review.
- December 3, 2009 – Developer's Forum.
- December 3, 2009 – QAP Public Hearing.

John Walker, Chair, called to order the Public session of the Council on Housing at 2:15 p.m. on November 12, 2009. In addition to Mr. Walker, the following Council members were present:

Pat Batchelor
Russ Huxtable (via telecon)
Hugh Leahy

Connie Louder (via telecon)
Ralph Peters
Vincent White

The following Council members were absent and excused from the meeting:

Ruth Sokolowski

Norma Zumsteg

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)
Lynda Blythe, Administrative Specialist III, DSHA
Matthew Heckles, Legislative and Policy Advisor, DSHA
Jerry Jones, Housing Finance/Development Administrator, DSHA
H. James Loescher, Housing Project/Loan Manager, DSHA

Timothy McLaughlin, Deputy Director, DSHA
Vicky Powers, Management Analyst III, DSHA
Corinne Todd-Grieve, Housing Project/Loan Manager, DSHA

Guests present:

Anita Auten
David Curtis, Leon N. Weiner & Associates
George Danneman, Salvo Landau Gruen & Rogers
John Gorlich, Leon N. Weiner & Associates
Felicia Kellum, West End Neighborhood House
Gina Miserendino, Delaware Housing Coalition (DHC)
Ivory Murray, Step-Up participant
Mark Poletunow, Ministry of Caring
Michael Skipper, WSFS Bank
Ken Smith, DHC
Kelley Steed, RC&D Council
Christine Stillson, RC&D Council

APPROVAL OF MINUTES

Mr. Peters moved that the Minutes of October 14 be approved as amended. The amendment entailed a date correction of the Housing Policy committee meeting, the date should be October 19 not November 19. Mr. Leahy seconded the motion and it was unanimously approved. Mr. Walker also welcomed Ms. Batchelor as the newest member of the Council.

DELAWARE HOUSING COALITION PRESENTATION

Referring to the attached handout of The June 2009 Delaware Housing Coalition Third Annual Report, Mr. Smith stated it is DHC's intent to identify and help solve affordable housing issues statewide. Ms. Miserendino continued with a review of the report, particularly noting:

- The affordability gap between what low to moderate-income people can afford as mortgage payments and the median price of homes in all three counties.
- The 30 Percent Rule of Thumb for defining affordable housing , i.e. households should not pay more than 30% of their income on housing expenses.
- Critical need for affordable rental housing.
- Equitable distribution of affordable housing in Delaware.
- Increase of low- to average-paying jobs.
- Recommendations for future growth in affordable housing.
- Glossary of commonly used terms in the affordable housing industry.

Mr. Peters asked Ms. Miserendino to supply Council with the percentage of houses that could be affordable in each county.

DSHA REPORT

Mr. Ben Addi reported on:

DSHA Fiscal 2011 Budget

- November 6 - The public hearing on DSHA's budget request was held at which Mr. Walker spoke and Ms. Sokolowski attended.
- The base budget request of \$4,070,000 for the HDF and \$2,500,000 for preservation was unchanged from last year.

HDF Application Process (Non-Tax Credit Loans)

- November 23 – a meeting will be held at 10:00 a.m. at Del Tech-Dover to present the proposed changes to the HDF application process and solicit comments.
- December 3 – a developer's forum will be held at 12:00 noon at Liberty Court in Dover to discuss various development issues brought to DSHA's attention by developers.

QAP

- October 13 – a workshop was held wherein several proposed changes were presented by DSHA and comments received from interested parties.
- December 3 - annual public hearing will be held at 2:30 p.m. at DNREC in Dover.
- The final version is expected to be sent to the Governor for signature by the end of the year.

Federal Tax Credit (Homebuyers)

- This credit has been extended to April 30, 2010.
- Non-first time homeowners are now eligible for a credit of \$6,500.
- DSHA's tax-exempt program, as regulated by the IRS, must assist only first-time homebuyers.
- DSHA will continue to monitor federal initiatives and endeavor to incorporate them into DSHA's programs.

HDF STATEMENT REVIEW

Mr. Jones reviewed the current HDF statement (copy attached):

- There were no changes to the statement from last month as there were no funding requests reviewed in October.
- Four requests are being reviewed today:
 - Hope House I
 - Marrows Court
 - RC&D (FY10)
 - Step-Up (FY10)

COMMITTEE REPORTS

Loan Review

Mr. Leahy, reporting for the Committee, and referring to the attached synopses, reminded Council they had received the comments from the November 4th loan review regarding Marrows Court, Hope House I, RC&D (FY10) and Step-Up (FY10). After brief discussion on each of the requests, it was the recommendation of the Loan Review Committee that the Resolution for each request (copies attached) be approved.

- Resolution No. 394 – Marrows Court Preservation Associates, LLC (Marrows Court Apartments).
Mr. White moved and Ms. Batchelor seconded the motion for approval. The motion was unanimously passed.
- Resolution No. 395 – Ministry of Ministry of Caring, Inc. (Hope House I).
Mr. Leahy moved and Mr. White seconded the motion for approval. The motion was unanimously passed.
- Resolution No. 396 – First State Resource Conservation and Development Council (RC&D) (RC&D Emergency Home Repair Program FY10).
Mr. Leahy moved and Mr. Peters seconded the motion for approval. The motion was unanimously passed.

Mr. McLaughlin stated the final funding request is for Step-Up (FY10). The Step-Up program is a three-year DSHA pilot program which will end in 2011. Upon the program's conclusion, DSHA, working with various organizations, will be assessing the program's effectiveness in hopes of establishing a similar fully sustainable statewide program. Ms. Powers then gave a PowerPoint overview (copy attached) of the Step-Up Program, particularly noting:

- The success of this program is due to a two-prong approach:
 - Stabilizing housing for participants.
 - Mandatory services participation by recipients.
- Step-Up I and Step-Up II funds were distributed to four grantees.
- More people are being assisted than originally anticipated.
- Positive feedback from landlords is being received.
- Grantees must provide performance measurement reports every six months.
- Step-Up III changes from I and II:
 - Requires onsite services and leverage funding for other services.
 - Expands service to individuals with disabling conditions.

Mr. Leahy moved for approval of:

- Resolution No. 397 - Delaware State Housing Authority (Resident-Based Rental Assistance Program (Step-Up FY10)).

Mr. Peters seconded the motion and it was passed unanimously.

Ms. Powers introduced Ms. Kellum, West End Neighborhood House Step-Up Program Manager, who gave a brief talk on their participation in the program; and, Ms. Murray, a West End Neighborhood House Step-Up I Program participant, who spoke of the positive impact the program has made on her life.

There were no further committee reports.


SCHEDULING OF NEXT MEETING

The next meeting, the annual holiday luncheon and meeting, will be held at 12:00 noon, Wednesday, December 9, 2009 in the Mulford Room of the Duncan Center in Dover.

ADJOURNMENT

There being no further business to come before the Council, Mr. Walker adjourned the meeting at 3:40 p.m.

Respectfully submitted,



Lynda T. Blythe

Note: Copies of materials referenced as "attached" in these Minutes are available upon request.